

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Captioned in Compliance with D.N.J. LBR 9004-2(c)

LAW OFFICES OF SKLAR SMITH-SKLAR

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CANDYCE I. SMITH-SKLAR, ESQ.

Attorney for Debtor

In Re:

ROSA AND PORFIRIO DAVILA, JR.,

Debtor



Order Filed on May 31, 2022

by Clerk

U.S. Bankruptcy Court

District of New Jersey

Case No: 18-17544-MBK

Hearing Date: 5/25/2022; 9:00am

Chief Judge: Michael B Kaplan

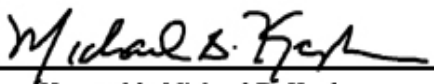
Chapter 13

Recommended Local Form: X Followed Modified

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

The relief set forth on the following pages numbered two (2) through three (3) is hereby
ORDERED.

DATED: May 31, 2022


Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the Debtor's motion for authorization to sell the real property commonly known as 21 Eggerts Crossing Road, Lawrenceville, NJ 08648.

IT IS hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property upon the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be utilized to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. The Debtor's are to receive their full §522(d)(1) exemptions in the amount of \$50,300.
4. X Pursuant to LBR 6004-1(b) the Notice of Private Sale included a request to pay the real estate broker and debtor's real estate attorney at closing, therefore these professionals may be paid at closing.
OR: ___ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions upon further order of this court.
5. The debtor's counsel be allowed a legal fee of \$900.00 for representation in connection with this motion for Debtors at closing:
___ at closing X through the Plan ___ outside the plan;
6. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.
7. The X *balance of all non-exempt proceeds from the sale* or the ___ *balance due on the debtor's Chapter 13 Plan* shall be paid to the Chapter 13 Standing Trustee in the Debtor's case.
8. A copy of the HUD settlement sheet shall be forwarded to the Chapter 13 Standing

Trustee ten (10) days after closing.

9. ____ The debtor shall file a modified Chapter 13 Plan within 20 days of the date of this Order.

10. Other provisions:

a. All real estate taxes and water and sewer fees will be paid at the time of closing.

b. Any Appeals on this matter are hereby waived.

In re:
Rosa Davila
Porfirio Davila, Jr.
Debtors

Case No. 18-17544-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Jun 01, 2022

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 03, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Rosa Davila, Porfirio Davila, Jr., 21 Eggerts Crossing Road, Lawrence Township, NJ 08648-2803

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 03, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 1, 2022 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Allison J. Kiffin	on behalf of Creditor Credit Union of New Jersey collections@peterliska.com
Candcy Ilene Smith-Sklar	on behalf of Debtor Rosa Davila njpalaw@gmail.com r56958@notify.bestcase.com
Candcy Ilene Smith-Sklar	on behalf of Joint Debtor Porfirio Davila Jr. njpalaw@gmail.com, r56958@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor Toyota Lease Trust dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Rebecca Ann Solarz	on behalf of Creditor Toyota Lease Trust rsolarz@kmlawgroup.com

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Date Rcvd: Jun 01, 2022

Form ID: pdf903

Total Noticed: 1

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7